

043.0

0006

0016.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

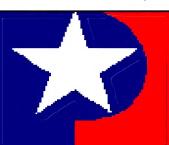
896,400 / 896,400

USE VALUE:

896,400 / 896,400

ASSESSED:

896,400 / 896,400


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
127-129		PALMER ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: ASCP LLC	
Owner 2:	
Owner 3:	

 Street 1: 56 JUNIPER ROAD
 Street 2: C/O LEON & SOPHIA NAVICKAS

Twn/City: BELMONT

 St/Prov: MA Cntry: Own Occ: N
 Postal: 02478 Type:

 PREVIOUS OWNER
 Owner 1: NAVICKAS LEON & SOPHIA -

 Owner 2: -
 Street 1: 56 JUNIPER ROAD

 Twn/City: BELMONT
 St/Prov: MA Cntry: Own Occ: N
 Postal: 02478

 NARRATIVE DESCRIPTION
 This parcel contains 5,270 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2140 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrrms.

 OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

 PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5270		Sq. Ft.	Site		0	80.	1.10	1									462,478						462,500	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5270.000	429,200	4,700	462,500	896,400		30647
							GIS Ref
							GIS Ref
							Insp Date
							04/18/18

Total Card	0.121	429,200	4,700	462,500	896,400	Entered Lot Size
Total Parcel	0.121	429,200	4,700	462,500	896,400	Total Land:
Source:	Market Adj Cost	Total Value per SQ unit /Card:	418.88	/Parcel:	418.8	Land Unit Type:

Parcel ID: 043.0-0006-0016.0

!3696!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	429,400	4700	5,270.	462,500	896,600	896,600	Year End Roll	12/18/2019
2019	104	FV	334,800	4700	5,270.	491,400	830,900	830,900	Year End Roll	1/3/2019
2018	104	FV	334,800	4700	5,270.	358,400	697,900	697,900	Year End Roll	12/20/2017
2017	104	FV	314,200	4700	5,270.	312,200	631,100	631,100	Year End Roll	1/3/2017
2016	104	FV	314,200	4700	5,270.	265,900	584,800	584,800	Year End	1/4/2016
2015	104	FV	280,400	4700	5,270.	260,100	545,200	545,200	Year End Roll	12/11/2014
2014	104	FV	280,400	4700	5,270.	213,900	499,000	499,000	Year End Roll	12/16/2013
2013	104	FV	291,600	4700	5,270.	203,500	499,800	499,800		12/13/2012

PRINT

Date: 12/10/2020 Time: 18:52:43

LAST REV

Date: 05/14/18 Time: 14:37:22

apro Prior Id # 1:

Prior Id # 2: Prior Id # 3: ASR Map:

Fact Dist: Reval Dist:

Year: LandReason:

BldReason: CivilDistrict:

Ratio:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NAVICKAS LEON &	67286-242		5/20/2016	Convenience	99	No	No		
	20136-125		10/1/1989		1	No	No	A	

BUILDING PERMITS											ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
4/18/2018		MEAS&NOTICE							BS	Barbara S							
5/7/2009		Measured							189	PATRIOT							
3/28/2000		Inspected							276	PATRIOT							
2/15/2000		Mailer Sent															
2/15/2000		Measured							197	PATRIOT							
8/18/1993									AJS								

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 13 - Multi-Garden				Full Bath: 2	Rating: Average			SCUTTLE.												
Sty Ht: 2 - 2 Story				A Bath:	Rating:															
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:															
Foundation: 2 - Conc. Block				A 3QBth:	Rating:															
Frame: 1 - Wood				1/2 Bath:	Rating:															
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:															
Sec Wall:		%		OthrFix:	Rating:															
Roof Struct: 1 - Gable				OTHER FEATURES																
Roof Cover: 1 - Asphalt Shgl				Kits: 2	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1												
Color: YELLOW				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
View / Desir:				Frl:	Rating:															
GENERAL INFORMATION				WSFlue:	Rating:															
Grade: C - Average				CONDOS INFORMATION																
Year Blt: 1925	Eff Yr Blt:			Location:																
Alt LUC:	Alt %:			Total Units:																
Jurisdct:	Fact: .			Floor:																
Const Mod:				% Own:																
Lump Sum Adj:				Name:																
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN								
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26. %			Exterior:		No Unit	RMS	BRS	FL							
Prim Int Wall: 2 - Plaster				Functional:		%		Interior:		1	6	2								
Sec Int Wall:		%		Economic:		%		Additions:		1	5	2								
Partition: T - Typical				Special:		%		Kitchen:												
Prim Floors: 3 - Hardwood				Override:		%		Baths:												
Sec Floors:		%		Total:	26.4 %			Plumbing:												
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:												
Subfloor:				Basic \$ / SQ: 170.00				Heating:												
Bsmnt Gar:				Size Adj.: 1.14065421				General:												
Electric: 3 - Typical				Const Adj.: 0.98000199				Totals	2	11	4									
Insulation: 2 - Typical				Adj \$ / SQ: 190.033																
Int vs Ext: S				Other Features: 101500																
Heat Fuel: 1 - Oil				Grade Factor: 1.00																
Heat Type: 5 - Steam				NBHD Inf: 1.00000000																
# Heat Sys: 2				NBHD Mod:																
% Heated: 100		% AC:		LUC Factor: 1.00																
Solar HW: NO		Central Vac: NO		Adj Total: 583157																
% Com Wall		% Sprinkled:		Depreciation: 153953				Juris. Factor:			Before Depr: 190.03									
				Depreciated Total: 429203				Special Features: 0			Val/Su Net: 114.88									
								Final Total: 429200			Val/Su SzAd: 200.56									
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:								
SPEC FEATURES/YARD ITEMS				PARCEL ID 043.0-0006-0016.0												IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
3	Garage	D	Y	1	18X20	A	AV	1925		21.94	T	40	104			4,700		4,700		
More: N				Total Yard Items: 4,700				Total Special Features:				Total: 4,700				AssessPro Patriot Properties, Inc				